

By Councilman Dean—

Resolved by the City Council of the City of Lansing:

That Councilman Moore be excused from the session.

Carried.

Councilman Dean did not make the following in the form of a resolution but felt it should be considered: That the Committees on Ordinance and Contracts and Personnel, The Police and Fire Board and the Mayor consider the possibility of setting up a "Auto Safety Check" in the City of Lansing. These to be set up at the various Fire Stations in the City. A fee to be charged which would go for paying the firemen doing the work.

Harry Davis, 1320 Vermont St. spoke relative to treatment received from the Police Dept.

Mr. McKenzine, S. Rundle St. spoke about the city parking lot at N.E. corner of Grand and Michigan Aves.

Mr. Arnold Spurrel, 1715 S. Genesee Dr. spoke relative to recent snow storm as to equipment, parking of cars and plowing of sidewalks.

Mr. M. L. Monk, 915 N. Capitol Ave. commended the Police Dept.

By Councilman Dean—

Resolved by the City Council of the City of Lansing:

That the attached claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant, in the amount of \$694,632.11.

Adopted by the following vote:

Unanimously.

Council adjourned at 9:30 P.M.

THEO FULTON,
City Clerk.

Lansing, Michigan

February 13, 1967

F/B

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, January 25, 1967

The meeting was called to order at 8:30 p.m. by Chairman Everett Eschbach.

ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Hilley, Ramey, Reynolds, Rosa, Russell—8.

Absent: None.

It was moved and supported that the minutes of December 22, 1967 be approved.

Motion carried unanimously.

The meeting of the Board of Urban Redevelopment followed a joint dinner meeting between the Board and the City Council

where the status of land acquisition, court litigation, and redevelopment proposals was reviewed.

It was moved by Hilley and supported by Russell that Parcels 4-12 and 4-13 be recommended to the City Council for approval to purchase for the amount of \$55,000 for the real estate and the purchase of the irremovable fixtures in an amount not to exceed \$2,504.

Motion carried unanimously.

Parcels 1-3, 4-3, 4-4, 4-5, 4-6, 4-9, and 10-5 through 11 are proposed for demolition starting by April 1, 1967.

It was moved by Rosa and supported by Reynolds that the Board recommend to the

City Council that it advertise for demolition bids for the parcels scheduled for demolition by April 1, 1967.

Motion carried unanimously.

The Washington Grill made a proposal for redevelopment for Parcel 13 in October, 1966. The proposal did not meet bidding specifications and could not be accepted. The proposal was retained for further negotiation on an alternate site along with the deposit. Mr. Eschbach stated that he told Mr. Pogoncheff of the Washington Grill last week that we would return their deposit although they could still be considered for redevelopment in the Project.

It was moved by Rosa and supported by Russell that the Board return the deposit made by the Washington Grill for their redevelopment proposal made for Parcel 13.

Motion carried unanimously.

A discussion was held concerning the status of redevelopment proposals within the Project. Mr. Eschbach reported that he and the Redevelopment Director had met earlier in the week with Tom Sinas, James Stajos, Alex Vanis, and Sam LaMacchia concerning their proposed redevelopment in the 200 block of North Washington Avenue of the Eagle Restaurant, Heath's Jewelry, and Mac's Cigar Store. It was pointed out to them that with the acquisition of Bazley's Market and Heath's Jewelry present location, the land would be available for redevelopment. The Board plans to meet during the coming month to determine what recommendations for redevelopment can be made.

Meeting adjourned at 10:00 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

WINSTON E. FOLKERS,
Secretary.

OFFICIAL PROCEEDINGS OF THE HUMAN RELATIONS COMMITTEE OF THE CITY OF LANSING

Proceedings, January 12, 1967

Meeting was called to order by Chairman Lundberg at 4:19 p.m.

Prayer was offered by Rabbi Philip Frankel.

ROLL CALL

Present: Davenport, Delapaz, Frankel, Gannon, Kelley, Lundberg, Faiver—7.

Absent: Darling, Dunning, Haruska, Lett, Cutler—5.

The minutes of the December 8, 1966 meeting were read and approved as printed.

PETITIONS

There were five (5) informal complaints for the month of December, 1966.

1—Complainant requested that the Director talk to his (the complainants) landlord regarding painting and fixing the lighting fixtures.

1—Complaint of a woman who was run out of her home by her husband.

1—Complaint regarding a persons dog being threatened.

1—Complaint from an individual who was harassed and insulted by a local store owner in regards to parking of their vehicle.

1—Complaint on the action of a police officer in the process of investigating an accident. (Action now in the Courts).

COMMUNICATIONS

1. Letter from the Civil Rights Commission announcing open competitive examinations for representatives.
2. Letter from Committee member Rev. Dwight Large tendering his resignation.
3. Letter from Niagra Falls Human Relations Commission presenting proposals for their budget and program for 1967.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, February 23, 1967

The meeting was called to order at 7:30 p.m. by Vice-Chairman Jack Griffin.

ROLL CALL

Present: Mrs. Hager, Messrs. Griffin, Hilley, Reynolds, Rosa—5.

Absent: Eschbach, Ramey, Russell—3.

Others in attendance were: Carl Johnson and Ralph Bergsma of Johnson, Johnson & Roy; J. Wesley Olds, Architect; Raymond C. Guernsey, Planning Director; Allen T. Hayes, Traffic Engineer; Ramona Bretz, Chairman of Planning Board; Mr. Bretz; Lloyd Moles, State Journal.

It was moved and supported that the minutes of January 25, 1967 be approved.

Motion carried unanimously.

The purpose of the meeting was to have representatives of Johnson, Johnson and Roy show design studies they have made on the Project since the Board is in the position of recommending acceptance of redevelopment proposals which must be properly designed and coordinated with the total Project development.

Mr. Carl Johnson stated that they have objectively arrived at some concepts showing the ground rules which include the development of pedestrian ways that they have proposed to unify development.

Mr. Ralph Bergsma showed the Board slides illustrating site designs of development along North Washington Avenue and indicating the location and coordination of proposals. He explained their views on architectural effects the development on the 100 block of N. Washington will have on the State Capitol Building and the entire Project. He stated that buildings on the East side of Washington Avenue should have architectural similarity although not one building. For example, common set backs and covered walk ways can unify development as well as provide weather

protection. He gave examples on how the mall could be utilized effectively. He explained that the West side of Washington Avenue is designated as office buildings. He stated further that proposals for the 300 block are to be oriented to the Community College Campus Town development.

A discussion followed the presentation regarding the use and care of the mall and how the elements within the mall will break the long dimension of unified buildings.

It was moved by Rosa and supported by Reynolds that the Board recommend to the City Council that it accept the proposal submitted by Eagle Restaurant, Heath's Jewelry, and Mac's Cigar Store subject to compatibility of architectural design and availability of land.

Motion carried unanimously.

It was moved by Reynolds and supported by Rosa that the Board recommend to the City Council that it accept the proposal submitted by Michigan State Dental Association subject to compatibility of architectural design and availability of land.

Motion carried unanimously.

It was moved by Hilley and supported by Rosa that the Board recommend to the City Council that it accept the proposal submitted by Franklin DeKleine subject to compatibility of architectural design and availability of land.

Motion carried unanimously.

Meeting adjourned at 9:55 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

WINSTON E. FOLKERS,
Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, March 23, 1967

The meeting was called to order at 7:30 p.m. by Vice Chairman Jack Griffin.

ROLL CALL

Present: Messrs. Griffin, Hilley, Ramey, Reynolds, Rosa, Russell—6.

Absent: Mrs. Hager and Mr. Eschbach—2.

Others in attendance were: Bruce King, Kenneth Black, Ramona Bretz, Lloyd Moles.

It was moved and supported that the minutes of February 23, 1967 be approved.

Motion carried unanimously.

Mr. Jack Griffin commented on the Community Renewal Program and stated that a Demonstration Cities Program was being submitted and a planning grant from Chicago should be received by May 1, 1967. He stated that a report in greater detail would be made at the next Board meeting.

The Director reported to the Board that Johnson, Johnson and Roy met with the City Council and gave a similar design presentation such as was given at the February Board meeting. The Council also met with representatives who have submitted proposals for redevelopment.

The Director reported that Urban Renewal Project No. 2 has been given approval by the Department of Housing and Urban Development. He stated that a planning consultant and a consultant for the market study and reuse appraisal should be selected. It was suggested that letters be sent to firms interested in being the planning consultant for Project No. 2.

It was moved by Rosa and supported by Reynolds that Richard Zimmerman be appointed Acting Redevelopment Director as of April 1, 1967.

Motion carried unanimously.

It was moved by Ramey and supported

by Hilley that an amendment be made to the motion recommending that the Acting Redevelopment Director receive the same amount of salary set for the starting pay of the Redevelopment Director.

Motion carried unanimously.

It was moved by Russell and supported by Reynolds that the City Council authorize the Personnel Director to establish the position of Business Relocation Officer VI within the Redevelopment Department.

Motion carried unanimously.

It was moved by Ramey and supported by Rosa that the Board recommend to the City Council that the City of Lansing enter into an agreement with the Michigan State Highway Department for relocation responsibility with the provision for reimbursement of costs to the City.

Motion carried unanimously.

Marcel Elliott, Relocation Officer of the City of Lansing, gave the Board a brief resume of his responsibilities and what is necessary in keeping families who need housing on a priority list. He explained the follow-up procedure once a family has moved and noted the improvement in living conditions by giving this attention to their needs.

Mr. Kenneth Black, member of the Planning Board, expressed the feelings of the Planning Board that they would like to be kept informed as to the planning of Project No. 2.

Meeting adjourned at 9:40 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

WINSTON E. FOLKERS,
Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, April 11, 1967

The meeting was called to order at 12:15 p.m. by Vice Chairman Jack Griffin.

ROLL CALL

Present: Messrs. Griffin, Hilley, Russell, Rosa, Reynolds—5.

Absent: Mrs. Hager, Messrs. Eschbach, Ramey—3.

Guests in Attendance: Bruce King, Assistant City Attorney; Ray Guernsey, Planning Director; Nick Trkla, Planning Consultant of Barton-Ashman Associates, Chicago.

It was moved by Mr. Hilley and supported by Mr. Russell that Parcel 10-11 be recommended to the City Council for approval of an additional \$16,000 for the real estate acquisition, as concurred in by the Department of Housing and Urban Development. Previous approval was for \$78,000; this additional \$16,000 makes a total real estate value of \$94,000.

Motion carried unanimously.

Mr. Zimmerman announced that a public hearing was going to be held on the necessity law by the State Legislature on April 12, 9:30 a.m. at the Capitol Building. He also informed the Board that Mayor Murnighan, City Attorney Gil Wagner, Mr. Bruce King and Mr. Zimmerman would be in attendance at the meeting on behalf of the City of Lansing, and he requested Board members to attend. Mr. Russell informed the Board that he would be in attendance representing the Board. Mr. King gave a brief resume pertaining to the necessity law and how it applies to urban renewal.

Mr. Nick Trkla, Barton-Ashman and Associates of Chicago, presented his credentials pertaining to his Company's ability to

perform as planning consultants for Project No. 2, Michigan R-144.

After considerable discussion pertaining to the scope of services, Mr. Trkla suggested that the Board pick a consultant prior to establishing the actual work load, and then have the consultant prepare a scope of services which would enable him to establish a fee prior to entering into a contract.

Mr. Hilley requested that Mr. Trkla give the Board a letter showing a range of high and low fees that his (Mr. Trkla) company would charge for their services. Mr. Trkla stated that a high and low figure would be quoted.

Asked about a time table, Mr. Trkla replied that the project proposal would take twelve months, with the possibility of scaling the time down to eight months.

There was more discussion about the services of Mr. Trkla's company and how they performed their services. Mr. Trkla showed the Board an Iowa city redevelopment project that his company had done. He stated that this project was similar to Lansing's Project No. 2.

Mr. Trkla asked to go through the Project No. 2 area. The tour would better enable Mr. Trkla in establishing a high and low range fee as consultant for the Project. Mr. Zimmerman and Mr. Guernsey concurred to take Mr. Trkla through the Urban Renewal area.

Meeting adjourned at 1:30 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Acting Secretary.

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, April 12, 1967

The meeting was called to order at 12:25 p.m. by Vice Chairman Jack Griffin.

ROLL CALL

Present: Messrs. Griffin, Russell, Reynolds—3.

Absent: Mrs. Hager, Messrs. Eschbach, Hilley, Ramey, Rosa—5.

Guests in Attendance: Bruce King, Assistant City Attorney; Ray Guernsey, Planning Director; Edward Hustoles and Lee Jolgren of Vilcan-Leman and Associates.

Mr. Hustoles opened the meeting by giving some background of his company's work. They had worked with Project No. 1 and in other areas. His company had 10 years' experience and had done some 50 projects, primarily in Michigan. His company can do a complete report for Part I and Part II as per federal requirements, except for some administrative detail such as inspection of building conditions, on site interviews pertaining to relocation need, engineering of utilities, acquisition appraisals which the City will be on a staff basis; however, all of the information would be summarized by the consultants.

Asked about the time element, Mr. Hustoles brought out the federal delay that was often involved, but did think they could do Part I in eight months. He felt that they could do Part I and Part II together in a year's time.

Mr. Reynolds asked if there was any advantage for Mr. Hustoles' company in working with Project No. 1. Mr. Hustoles acknowledged that there was a great advantage, particularly because they knew the people involved in the Project.

Mr. Zimmerman inquired about a range for fee charge. Mr. Hustoles estimated that the fee wouldn't be under \$25,000. Off the record, he gave a range of \$25,000 to \$40,000. He felt that his company could come up with a proposal by next Wednesday, April 19, 1967.

Meeting adjourned at 1:00 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Acting Secretary.

T/C

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, April 27, 1967

The meeting was called to order at 7:30 p.m. by Chairman Everett Eschbach.

ROLL CALL

Present: Messrs. Eschbach, Reynolds, Russell, Ramey, Griffin, Hilley—6.

Absent: Mrs. Hager, Mr. Rosa—2.

Guests in Attendance: Mayor Murningham, Councilman Adado, Councilman Anas, Ray Guernsey, Planning Director; Bruce King, Assistant City Attorney; Marcel Elliott, Relocation Officer; Lloyd Moles, State Journal; Franklin DeKline II; William J. Porter, Jr.

It was moved and supported that the minutes of March 23, April 11, and April 12, 1967 be approved.

Motion carried unanimously.

Mr. Griffin gave the Board a brief resume of the interviews conducted with the candidates for planning consultants for Project No. 2. It was moved by Mr. Griffin and supported by Mr. Russell that Vilcan-Leman and Associates be the planning consultants for Project No. 2, and that the total value of the contract be subject to refinement of total scope of services rendered.

Motion carried unanimously.

Mr. Griffin commented on the many factors to be considered in selecting an applicant for the Director's position; such as, college background, background in Urban Renewal, or as a Deputy Director or Assistant Director of some similar project. It was thought that the matter be further studied and also that the Personnel Department be given some definite qualifications for the Director's position. It was moved by Mr. Ramey and supported by Mr. Griffin that a committee be set up to draw up guidelines for the Director's position.

Motion carried unanimously.

The Acting Director introduced the new Council members of the Urban Redevelopment Committee: Mr. Louis Adado and Mr. John Anas. Also on the Committee is Miss Lucile Belen, Chairman, who was unable to attend this meeting.

The Acting Director informed the Board of the resolution adopted by the City Council to execute a contract for \$244,018 for survey and planning funds to carry out the survey and planning of Project No. 2, Michigan R-144. The contract is now in the City Attorney's office and will be finalized with the Department of Housing and Urban Development within the near future.

The Acting Director discussed the proposals received and approved for Project No. 1, such as the Michigan State Dental Association and the Franklin DeKline proposals. Both proposals were approved by the City Council, subject to compatibility with architectural design and availability of land. The proposal of Mac's Cigar Store, Eagle Restaurant, and Heath's Jewelry is presently being considered by the Council committee.

There was discussion pertaining to interested developers of the 300 block of North Washington, Parcels 4, 5B and 5C. Developers interested are the Walter Neller Company, Michigan State Pharmaceutical Association, Capital Advertising Company, Kewpee's Restaurant, Leonard Wholesale, Ohio Life Insurance Company, Mr. George Pappas' Law Firm, and Mr. Gilbert Haley of the Michigan Automobile Dealers Association. Mr. Zimmerman commented that he had had meetings with the developers and that Johnson, Johnson and Roy had submitted a site design for the entire block.

Discussion was carried on regarding the parking ramp, located at the Northeast corner of Capitol and Ionia, Parcel 5A, pertaining to the alternatives: No. 1, increasing its ground area size; No. 2, proceeding with the original size set forth in the Urban Renewal plan; No. 3, the possibility of eliminating the ramp at this particular location and increasing the ramp on Parcel 5-2 to include Parcel 5-3. It was brought out that the original intent of the Urban Renewal plan was to use Parcel 5-3 as a High Rise Elderly residential site.

The Board unanimously agreed to proceed with the High Rise Elderly development and to keep the ramp ground area on Parcel 5A as originally planned in the Urban Renewal plan.

Mr. DeKline and Mr. Porter, speaking on behalf of their proposed tenant within their development, commented on their concern for high quality architectural design and businesses within the redevelopment area. The Mayor assured Mr. DeKline and Mr. Porter of high quality within the Urban Renewal project, and was supported by the entire Board.

Mr. Ramey moved and was supported by Mr. Griffin that staff members be allowed to attend conferences as follows: Mr. Thomas Freeman at the Michigan Housing and Redevelopment Conference at Michigan State University, April 20th; Mr. Freeman at the Conference on Planning, Housing Developments at Michigan State University, May 5th; and Messrs. Richard Zimmerman, Marcel Elliott, and Thomas Freeman at the NAHRO Conference, North Central Region at Toledo, Ohio, on May 22nd and 23rd.

Motion carried unanimously.

It was moved by Mr. Griffin and supported by Mr. Reynolds that delinquent rent to the City on Parcel 3-19, Tenant Mr. George Mason in the amount of \$233.42, and on Parcel 4-7, Tenant Mr. Roy Parkway in the amount of \$280.06, be charged off.

Motion carried unanimously.

It was moved by Mr. Ramey and supported by Mr. Reynolds that the S. M. Dix and Associates' contract be increased by \$2000 to a total contract of \$4,500, and that the date of completion of the contract be amended to read, "Completion of Project No. 1, Michigan R-87."

Motion carried unanimously.

It was moved by Mr. Ramey and supported by Mr. Griffin that the contract of Attorney Bruce King be amended to increase the contract by \$35,000. It was further moved that the completion date of the contract be amended to read, "Completion of Project No. 1, Michigan R-87."

Motion carried unanimously.

Mr. King gave a brief resume of the current acquisition and litigation proceedings. In doing so, he stated that oral arguments would be held in the Court of Appeals on Friday, May 5, 1967.

Mr. Marcel Elliott informed the Board on the current status of the contract being prepared between the State Highway Department and the City of Lansing.

Communications read and received included Johnson, Johnson and Roy, regarding the parking ramp design; and Mr. J. Wesley Olds, regarding his present status. Several other letters from companies interested in providing their services for real estate appraisals, market studies, and reuse appraisal. A communication was received from the Housing Commission pertaining to the High Rise Elderly site. It was moved by Mr. Ramey and supported by Mr. Griffin that the Board authorize the Acting Director to proceed with the plans for the High Rise Elderly structure.

Motion carried unanimously.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Acting Director.

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Board Member Dunnebacke asked that the two postal boxes be moved or removed in front of the YWCA and the extension of the NO PARKING zone to the south. The Secretary will look into this.

Councilman Adado asked about the Board's recommended policy of mobile radio & TV units being parked on the streets.

The situation was explained by Secretary Hayes. It was decided the Council

Committee handling this should make a recommendation to the Council as to the disposition on this proposed policy.

There being no further business the meeting was adjourned at 8:45 P.M.

Respectfully submitted,

LANSING TRAFFIC BOARD,

ALLEN T. HAYES,
Secretary.

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, May 17, 1967

The meeting was called to order at 12:10 by Chairman Everett V. Eschbach.

ROLL CALL

Present: Messrs. Eschbach, Griffin, Reynolds, Hilley, Russell, and Ramey—6.

Absent: Mrs. Hager, Mr. Rosa—2.

Guests in Attendance: Councilman Adado; Edward Brown, Planning Department; Lloyd Moles, State Journal; and Bruce S. King, Assistant City Attorney.

The Acting Director, Mr. Zimmerman, discussed the importance and feasibility of having a special meeting with property owners and tenants in the area of Project No. 2. This would be a general presentation of the current status of Project No. 2, followed by a question and answer period. The meeting would be held on Thursday, May 25th at 8 p.m. in the City Council Chambers, 10th Floor, City Hall. The Urban Redevelopment Board unanimously concurred in the recommendation, and further agreed to have the Committee, composed of Griffin, Hilley and Ramey, draw up the minutes of the meeting to be sent to all property owners and tenants after the meeting. It was also agreed that there would be a regular Board meeting May 25th, starting at 7 p.m.

It was moved by Mr. Ramey and supported by Mr. Reynolds that the Board recommend to the City Council that the City of Lansing enter into a contract with S. M. Dix and Associates for their services in estimating costs for irremovable fixtures' acquisition, the contract cost not to exceed \$2,500.

Motion carried unanimously.

The Acting Director discussed the land utilization and market study and requested that a committee be appointed to interview applicants to perform this work. The Board set up a Committee of Griffin, Hilley and Ramey to make a recommendation to the Committee of The Whole.

The Board also set up a Committee, composed of Griffin, Hilley, Ramey and Reynolds, to make recommendations for real estate appraisers for Project No. 2.

The Acting Director commented on the proposal from the Michigan State Dental Association and that they would be appointing an architect to work with our consulting architects, Johnson, Johnson and Roy.

Discussion followed on the preliminary parking ramps' designs. The one ramp at the corner of Capitol and Shiawassee included ground area for a Super Market and a service station. The other ramp at the corner of Ionia and Capitol was reduced in size from the previous ground area, so that it would be more compatible with the other parcels of land within that block.

Meeting adjourned.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Acting Secretary.

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, May 25, 1967

The meeting was called to order at 7:15 p.m. by Chairman Everett V. Eschbach.

ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Hilley, Russell, Griffin, Reynolds and Rosa—7.

Absent: Mr. Ramey—1.

Guests in Attendance: Martin Cramton, CRP Coordinator; Ray Guernsey, Planning Director; Bruce King, Assistant City Attorney; and Lloyd Moles, State Journal.

It was moved and supported that the Minutes of May 12, 1967 be amended to read as follows:

"The Acting Director discussed the land utilization and market study and requested that a committee be appointed to interview applicants to perform this work. The Board set up a Committee of Griffin, Hilley and Russell to make a recommendation to the Committee of The Whole."

"The Board also set up a Committee, composed of Griffin, Hilley, Russell and Reynolds, to make recommendations for real estate appraisers for Project No. 2."

Motion carried unanimously.

Mr. Griffin reported on the Committee on Personnel's selection criteria and recommendations that were drawn up for the purpose of interviewing candidates for the Director's position. Mr. Russell gave a resume of an applicant that had applied for the Director's position, and suggested a Board interview of the applicant. Mr. Eschbach concurred that a Committee of The Whole could be held at a later date.

The Acting Director introduced the new Business Relocation Officer, Mr. Arthur Richardson. The Acting Director commented on the demolition schedule, and stated that with the exceptions of the Civic Players and the Community Art Gallery, relocation was proceeding on schedule. He

commented on the availability of the Foxson Building as a possible solution to the relocation of the Civic Players and the Community Art Gallery. It was moved by Mr. Rosa and supported by Mr. Hilley that the Board submit a recommendation to the City Council that the City Council advertise for bids on demolition, to begin on August 1, 1967.

Motion carried unanimously.

The Acting Director recommended to the Board that they recommend to the City Council the purchase of an irremovable fixture on Parcel 10-11A, 100 North Washington Avenue, at the appraised value of \$2,600. It was moved by Mr. Rosa and supported by Mr. Russell that the City be authorized to purchase the fixture.

Motion carried unanimously.

The Acting Director suggested that the market study for Project No. 2 begin in the near future, and that the Committee of Messrs. Griffin, Hilley and Russell begin interviewing applicants.

The Acting Director commented on land acquisition and on the interested developers in the 200 and 300 block of North Washington Avenue. He pointed out that by the next Board meeting he expected to receive additional proposals for redevelopment in this area, and this would represent about nine million dollars of investment.

Mr. Russell presented a plan and drawing for the sewer service in Project No. 1.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMERMANN,
Acting Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, August 24, 1967

The meeting was called to order by Chairman Rosa at 7:35 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Eschbach, Griffin, Hilley and Reynolds—7.

Absent: Messrs. Ramey and Russell—2.

Guests in Attendance: Councilman Belen; Bruce King, Assistant City Attorney; Martin Cramton, CRP Coordinator; Ronald Cowan, Relocation Officer; Marcel Elliott, Housing Director; Ronald Stonehouse and Donald Hareski of the Housing Department; Merle Peacock and Arthur Richardson of the Redevelopment Department; Lloyd Moles of the *State Journal*.

It was moved and supported that the minutes of July 27, 1967 be approved.

Motion carried unanimously.

Chairman Rosa gave a brief testimonial praising Mr. Eschbach as the former Board Chairman. On behalf of the Board and the staff of the Redevelopment Department, Mr. Rosa presented a plaque to Mr. Eschbach.

The Director discussed briefly the necessity of starting the real estate appraisals and the irremovable fixtures' appraisals for Project No. 2 in the near future. He stated that he and Mr. King would be making a selection of the properties into categories of types and land use, and then would submit the list of properties and the list of various real estate appraisals to be considered. He further stated that the Real Estate Appraiser Committee, previously selected by the Board, would then be in a position to interview interested appraisers and further consider the appraisers' proposals for this work. The Real Estate Appraiser Committee previously selected by the Board is composed of Messrs. Griffin, Hilley, Russell and Reynolds.

The Director then gave the status of the proposals for redevelopment. The Michigan

Bell proposal had been accepted by the Council Committee for Redevelopment, and that Committee had recommended approval of the proposal by the City Council. In making its recommendation the Committee had directed the Redevelopment Director to work with Mr. LaMacchia to effect a suitable relocation of his business. Mr. Zimmerman said that the Tussing Building was being considered as a site for Mr. LaMacchia's business.

Correspondence was read between Mr. Zimmerman and Mr. Franklin DeKleine in regard to the DeKleine proposal. Mr. DeKleine's letter cited conditions that were not included in the original proposal. Discussion centered around as to whether the facts should be brought before the Board and then to the City Council so as to determine whether to accept or rescind Mr. DeKleine's proposal. It was moved by Mr. Griffin and supported by Mr. Reynolds that Mr. DeKleine meet with the Redevelopment Director before September 20, 1967 to present his proposal. Also, the meeting be attended by Mr. DeKleine's real estate agent, Mr. Porter, and by Mr. King.

Motion carried unanimously.

It was further moved by Mr. Griffin and supported by Mr. Rosa that Mr. King investigate the City's position with advice to the DeKleine bid.

Motion carried unanimously.

The Director cited the August 15th meeting with the developers of the Mac's Heath's, Eagle's proposal, to reach agreement on the site plan suitable to both the developers and to the City. Also discussed at the meeting was the feasibility of walk ways, pedestrian tie in with the parking ramps, etc. It was hoped that construction could begin next spring. Mr. Zimmerman said he had also stated the necessity of gaining the Heath's property before construction could begin. Mr. King said he was going to meet with Mr. Sinas to propose a contract for disposition.

The Director cited the 300 block of North Washington where Walter Neller

and Company proposed a campus complex. Also cited was the Michigan State Pharmaceutical Association's proposal, who wanted a building to show prestige and also offer on-site parking. Neither company had proceeded with their proposals. Mr. Reynolds commented that he had been talking with the Pharmaceutical Association and that they were considering ways of raising money, but remained interested in the urban renewal project.

The Director stated that Brown Brothers, Incorporated had been awarded the demolition bid for \$44,680. Brown Brothers had yet to submit their bonds and insurance. The demolition would cover the 300 block of North Washington and the 200 block of West Ionia, and included approximately twenty-five buildings.

The Relocation budget amendment of \$224,000 is in process for Department of Housing and Urban Development approval. The Director further discussed the entire budget amendment. Discussion followed pertaining to the various increases and the reasons for the increases. After considerable discussion, it was moved by Mr. Hilley and supported by Mr. Griffin that the Board recommend to the City Council that the Redevelopment Director be authorized and directed to execute and submit an amendatory application to increase the loan and grant contract for Project No. 1, Michigan R-87. The amount of the amendatory is for \$1,711,227 or less, the final amount being subject to approval by the Department of Housing and Urban Development.

Motion carried unanimously.

The proposal by the Housing Department for a high rise elderly unit was discussed. The proposal took in such items as description of materials, time element for construction, what units would be used for, purchase price of land, etc. Johnson, Johnson and Roy disagreed with the architectural design for the high rise elderly structure. Don Hareski of the Housing Department commented on the present site design, taking into consideration such factors as question of money, possible change of building form, and its good location (near parking ramp, service stations, markets). He suggested that the architects get together to work out alternatives for a site plan within the dollar limitation, and arriving at a suitable compromise. It was moved by Mr. Eschbach and supported by Mr. Griffin that the Board was interested in the proposal and felt that the Board architectural consultants should work with the Housing architectural consultants.

Motion carried unanimously.

The Director mentioned a conference of housing and urban renewal officials to be

held during October 8-11, 1967 at Portland, Oregon. It was moved by Mr. Hilley and supported by Mr. Griffin that the Director be allowed to attend this conference and also take along one other member of the Department.

Motion carried unanimously.

The Director noted to the Board that Loan Note No. 1 for \$2,284,000 has been paid in full, as per notification recently received from the Department of Housing and Urban Development.

The Director commented on the Fine Arts Council's desire of becoming an official advisory committee for the Mall. Discussion centered around the possible advantage to the City aesthetically, and the background of the Council for their qualifications. The Board suggested that we ask Johnson, Johnson and Roy for their opinion as to having the Fine Arts Council act in an advisory capacity.

Mr. Zimmerman showed the revised site plan for Project No. 1, using other alternatives for the parcels of land. Such alternatives as plazas, revised parking ramp facilities, high rise elderly structure, and working with land use and height of buildings were mentioned. The plan was to give direction to the developers and guide them as to what to work with. Our consultants, Johnson, Johnson and Roy, would be asked for their recommendation before any changes were made in the site plan.

A letter from the Michigan State Dental Association, asking for progress on the various other proposals and their relationship to the Dental Association, was presented. Mr. Zimmerman's letter of reply was read to the Board.

The letter from Barton and Associates showed estimates and suggested rental cost figures for parking ramp facilities. It was suggested that proposals be asked from all interested developers asking their rental figure and term of lease. Councilman Belen suggested that a lease form be drawn up first, and in doing so she pointed out that information would be needed such as Fire Marshall recommendations, financing, City Attorney and Bruce King's opinions.

Mr. Hilley commented on the dropping of the department store proposal and the substitution of a shopping complex; this represented a change of proposal after the original proposal had been accepted. Mr. Zimmerman said it would remain to be seen how drastic a change had been made and how much revision would have to be made, before getting the current proposal back to the Department of Housing and Urban Development for their approval. Mr. King said he didn't know of any legal steps that would make it necessary to reopen the bid to change the type of retail use. Mr. Rosa suggested that Mr. Zimmerman contact

Mr. Galliham of the Lansing Area Redevelopment Corporation, asking them to come forward with their ideas for proposals.

Mr. Reynolds questioned what authority the Board had on land acquisition and land use. He cited the Parklet as an example as having been planned without Board consultation. Mr. Zimmerman pointed out that the land disposition went to City Council committee for their ideas, and that this was unique in this case only.

Mr. Cramton was asked to talk about community development. Mr. Cramton cited that urban renewal was becoming a central factor in community renewal. He then suggested that because of the length of time needed to fully discuss community renewal, a special meeting be set up for this purpose. The Board agreed to a meet-

ing time of September 1, 1967, at 11:45 a.m., to hear Mr. Cramton.

Mr. Cowan, Relocation Officer, handed out a report and commented on the relocation status of individuals and families, both by highway displacement and urban renewal displacement. Mr. Hilley suggested that such a report might prove of interest to the Lansing Board of Realtors.

Meeting adjourned at 10:15 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

N/M

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, September 1, 1967

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Hilley, Reynolds, Rosa and Russell—7.

Absent: Mr. Ramey—1.

Guests in Attendance: Martin Cramton, CRP Coordinator; Richard Elbert of CRP; Ray Guernsey, Planning Director; Ed Brown, Assistant Planning Director; Arthur Richardson and Tom Freeman, Redevelopment Department.

A meeting was called to hear Martin Cramton give a talk on Community Renewal objectives and problems, and the relationship of Urban Renewal to Community Renewal. Specific attention was called to the CRP report "Guidelines: A Community Renewal Strategy" and the ramifications this strategy would have for total community renewal. Mr. Cramton stated that the Community Renewal Program (CRP) was a Federal grant and aid program, shared one-third by local agency and two-thirds by Federal agency (HUD). In essence, it was a planning program for future urban renewal. Mr. Cramton gave three broad alternatives for community renewal: (1) Gradual redevelopment; (2) Large scale clearance; and (3) Comprehensive program development.

Among the points noted under these broad outlines was that though gradual redevelopment may renew some deteriorating neighborhoods, there would always be worse areas. These areas would never really be abandoned because of rural south to north migration and natural birth rates coupled with the self-perpetuation character of the poverty cycle. Blight of neighborhoods spreads on and the public cost, social as well as economic, goes up.

Under large scale clearance, Mr. Cramton stated that this has been the approach which has characterized public policy for the nation as a whole since the 1949 Housing Act. The problems of minority-group and small business removal, shifting of slums from one area to another and other social factors were discussed which would make this an undesirable approach for Lansing, even in light of sound economic objectives.

During the discussion on a comprehensive program approach it was noted that urban

renewal plays a catalyst role. Urban renewal through its programs of renewal could be the key to stimulating rehabilitation of blighted neighborhoods, which can lead to better, low cost housing and moderate income neighborhoods. Maximum involvement of the private sector would be solicited.

It was also noted that it would be advisable for Board members to have continuous dialogues with all technicians concerned with community renewal—social, physical and economic—in order to better plan for the future. It was noted that currently there are over 400 Federal-Aid programs available for various renewal efforts and that there is need for coordination between many local social service agencies programs concentrated in the blighted core of the city. In planning for Urban Renewal, more emphasis should be on planning for housing and social needs with urban renewal serving as the catalyst and coordinating media.

The key element of a comprehensive approach would be the restoration of businesses, residents and industry where feasible, as opposed to total clearance. An attempt should be made to develop a program whereby urban renewal can be used creatively to accomplish total community renewal in the best interest of the entire community and specifically those affected. Mr. Cramton noted that even with designated urban renewal areas, the blight of deteriorating neighborhoods creeps into adjacent areas if not positively prevented. However, it was pointed out that hopefully urban renewal did have effect, as surrounding properties in less severely blighted areas would try to improve their appearance. The Board members commented that multi-use development arose in some of these blighted areas. The possibility of public assistance to these poorer, blighted core areas was also discussed as a means to confine and eliminate blight. Increased efforts are required to involve the private sector in housing and neighborhood rehabilitation.

It was noted that even in industrial complexes, residential areas surrounded these industries and often times these areas were sub-standard. The Board members commented on future residential and residential-industrial projects, with the idea of looking at Project No. 2 as doing some work in public housing.

It was suggested that communications to CRP and the Planning Board and Market Study be made to investigate the feasibility of housing within Project No. 2.

Mr. Cramton showed examples of the degree of deteriorated housing conditions in various parts of the city, ranging from sound structures to sub-standard structures. He pointed out how, in some areas, rehabilitation of these houses could be made; however, there was the external problem of areas deteriorating due to poor housing and environmental conditions which are blighting influences. In cases of complete sub-standardness there needed to be additional surveying and changing the land to better and compatible uses. Such criteria as physical, social and economical factors had to be considered in renewal programming. In doing so, some plans would have to be reoriented.

Type of structures for public housing was discussed. Mr. Cramton suggested single housing unit complexes as opposed to high-rise-townhouse and cluster-unit developments as well as rehab of scattered single-family housing units to provide a residential rather than institutional environment.

In closing, Mr. Cramton said he would appreciate any comments from Urban Renewal as to approaches and a strategy for implementing comprehensive community renewal. Community Renewal staff would gather the data and develop specific recommendations with the further assistance of its Citizen Advisory Committee. In this regard, Mr. Rosa suggested a special meeting to give the Board's opinions and some direction to CRP relative to "Guidelines: A Community Renewal Strategy." The meeting time was set for noon, September 22, 1967.

Meeting adjourned.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

(Attached is a detailed outline of Mr. Cramton's talk.)

Gradual Redevelopment

Long term abandonment

Rebuilding and improvements deferred

Private sector renewal

Problems:

Abandonment unlikely

Hostile slum environment

Blight influence

Public costs

Large Scale Clearance

Characterized public policy since 1949 Act

Remove economically unsound areas

Non-residential reuse

Sustain fight of CBD's with suburban centers

Problems:

Inadequate "Total Development Concept"

Regardless of sound economic renewal objectives:

Ineffective social and human resource development

Minority group and small business removal

Shift of slum and blight to other neighborhoods

Forces small businessman out of market

Inadequate financial resources

Comprehensive Program Development

"Urban Renewal" as a creative catalyst
Reverse blight trend

Maximum reliance on private sector and rehabilitation

Dispersion of programs

Problem:

Complex physical and technical development factors.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, September 22, 1967

ROLL CALL

Present: Mrs. Hager, Messrs. Eschbach, Griffin, Hilley, Ramey, Rosa, and Russell—7.

Absent: Mr. Reynolds—1.

Guests in Attendance: Martin Cramton, CRP Coordinator; Ray Guernsey, Planning Director; Bruce King, Assistant City Attorney; Arthur Richardson and Merle Peacock, Redevelopment Department.

It was noted that the LUM study needs to be complete before the Planning Board could consider housing within Project No. 2.

Chairman Rosa commented on how far could Project No. 2 go without housing. There was and is the problem of what to do with displaced persons. Mr. Hilley asked the question do we have enough land to be allocated for residential purposes.

Mr. Cramton showed illustrations of what blight conditions would look like in ten years if action wasn't taken now to curtail this blight. Even around revitalized core areas and industrial expansion, there would still be a pattern of blight.

The Community Renewal Program is to deal with the entire blight area of the City. A comprehensive program would be the best solution. Urban renewal should consider housing, industrial and business rehabilitation but also consider the social aspects of people. Mr. Cramton pointed out. We should consider what goals do we wish to accomplish.

As an illustration of the critical need for City action to keep industries (and hence jobs) in Lansing, Mr. Ramey cited an industry that was moving out of the City, and another industry that needed land for expansion of their needs. In neither case, did the City seem to be giving the necessary cooperation.

Mr. Rosa asked the question was the Board interested in adopting a policy of comprehensive program development, rather than concentrating on specific spots. Mr. Zimmerman asked the question did the Board think CRP was going in the right direction. Mr. Cramton said he thought urban redevelopment should develop in all aspects—physically, social aspects of people, recreation and tax bases. The Board commented that all boards and departments of the City should coordinate their goals and directions.

To the question asked, how to get Federal assistance and action for these broad goals, Mr. Cramton replied that this was the purpose of the Model Cities Program.

Mr. Eschbach commented that to look at specifics, lines of communication should be opened between boards and agencies so that these people could fit the specifics into the total picture.

Mr. Hilley commented on the possibility of a future project having a program of housing development.

Mr. Cramton concluded that community renewal could bring all resources (social, federal, local boards, committees) to bear on the problem. Urban renewal could focus on these areas and could be the coordinating agency.

Due to lack of sufficient time, further discussion of the subject would be continued at the next convenient meeting.

Meeting adjourned.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

RESOLUTION NO. 86

BE IT RESOLVED, that the entire membership of the Housing Commission become members of the National Association of Housing and Redevelopment Officials (NAHRO) with membership fees to be paid from Commission funds.

A motion was made by Commissioner Owen, supported by Commissioner Patterson that the above resolution be adopted and upon roll call, the Ayes and Nays were as follows:

Ayes: Commissioners Clapp, Oliver, Owen, Patterson—4.

Nays: None.

The President thereupon declared the motion carried and the resolution adopted.

A suggested Tenant Selection and Assignment Policy was passed out to the Commission for study and discussion.

Meeting adjourned.

Respectfully submitted,

MARCEL B. ELLIOTT,
Acting Director.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, September 28, 1967

The meeting was called to order by Chairman Rosa at 7:30 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Eschbach, Griffin, Hilley, Reynolds, and Russell—7.

Absent: Mr. Ramey—1.

Guest in Attendance: Max Murningham, Mayor; Councilman Adado; Bruce King, Assistant City Attorney; Patrick Callihan and Francis Fine, Lansing Area Redevelopment Corp.; Curt Hanes, Lansing State Journal; Marcel Elliott, Housing Director; Merle Peacock and Arthur Richardson of the Redevelopment Department; Housing Commission — Ann M. Oliver, Nolan Owen, Rev. Charles Patterson, Wilfred Clapp; Dan Toshach, Architect for Housing Commission; Al Boyd.

It was moved and supported that the minutes of August 24, September 1, and September 22, 1967 be approved. The motion carried unanimously.

Mr. Russell reported for the Real Estate Appraiser Committee, Messrs. Griffin, Hil-

ley, Reynolds, and Russell that they met with Gallas, Peterson, Novakoski, and Streukens to discuss the current bids, determine cost, and submit it in writing.

Mr. Zimmerman reported that he had met with Bruce King to discuss current appraiser value of the Tussing Building. The motion was made by Mr. Griffin and supported by Mr. Russell that the Board accept the four appraisers, Walsh, Novakoski, Streukens, and Gallas; then proceed to have the contract made out so that Mr. Zimmerman can obtain Federal approval, as the time element is important. The motion was carried unanimously.

Mr. Zimmerman previously stated that he is prepared to receive proposals from the Real Estate Appraisers for Project No. 2 and suggested a committee meeting next Friday, October 6, 1967 at 12:00 noon. The committee agreed that this date is convenient as well as the time for the meeting.

A revised plan on the 100-unit public housing for the elderly on the 200 Block of W. Ionia Street was presented by Mr. Dan Toshach. Mr. Elliott expressed his appreciation to the Board for their concern with his problems and the concern for the people involved in the High-rise Project. The Housing Commission reported on their concern for economy, equality

of exposure for the building, heating, air conditioning, parking, and noise in the building for the elderly. The difference between the Housing Commission's Architect and the Board's Architect was evaluated. The motion was made by Mr. Reynolds and supported by Mr. Griffin that the Board recommend to the City Council that the City accept the Housing Commission's Proposal, subject to evaluation by the Department of Housing and Urban Development.

Mr. Patrick Callihan, spokesman for the Developers, stated that they are ready to move forward with development of the 100 Block of N. Washington, if its retail development plans are acceptable to Urban Renewal Officials. Upon delivery of the deed they propose to develop a Motel and Retail Center.

Mr. Zimmerman reported on the revision of Parcel 15. Provision has been made for a two-story Arcade with retail facilities on each side. Easy access to the Motel and the possibility of using a single credit card within the area were ideas presented and discussed. Opinions concerning a Department Store were discussed. Mr. Hilley was in favor of contacting local people and aiding community spirit. The Mayor discussed the merits of bringing new blood into the City.

A letter was read from our Architectural Consultants concerning the Proposal and his recommendations. Mr. King commented that the revisions in the Proposal appear to be minor. The Board unanimously recommended that Mr. King and Mr. Zimmerman check with HUD as to their opinion of the revision and whether or not it would be necessary to draft a new contract.

A communication was read from Mr. DeKleine stating that he is temporarily withdrawing his proposal for redevelopment of Parcels 6, 7, 7A, and 8. Mr. DeKleine stated that he was unable to proceed with the Proposal until he knew the dates that the City of Lansing was going to be able to deed the property to him, the construction date of the Parking Ramp of the 200 Block of North Grand Avenue, the construction date of development for the 100 Block of North Washington Avenue. The motion was made by Mr. Hilley and supported by Mrs. Hager that the Board recommend that the City Council rescind their previous action on the DeKleine Proposal. The motion carried unanimously.

A communication was read from our Architectural Consultants concerning the Lansing Fine Arts Council as an Advisory Committee for the construction of the Washington Avenue Mall. Our Consultant mentioned that he was desirous of meeting with a group such as this and felt they could offer significant discussion and contributions; however, our Consultant sug-

gested that their "responsibility to and direction from" remain with the Urban Renewal Board. Mr. Hilley suggested that Mr. Zimmerman contact the Fine Arts Council and notify them that the Board was desirous of the Council acting as an unofficial Advisory Committee, and further requested that the Fine Arts Council participate and recommend the Art Displays within the Mall. The motion carried unanimously.

Mr. Zimmerman presented to the Board a narrative description of the development plans and objectives of Project No. 1 Mich. R-27 and briefly commented that the narrative was a break down, parcel by parcel, which included building heights, land coverage, land use, etc.; and further commented that he had worked with the Planning Department, CRP Department, and Johnson, Johnson, and Roy to come up with this final draft. Mr. Zimmerman requested that the Board review the draft and express their opinions and comments at the next meeting.

Mr. Zimmerman discussed briefly the use of the land upon completion of Demolition Contract No. 7 stating that the Community College has an interest in leasing a portion of the cleared land. The balance will be leased by the City Traffic Department.

Mr. Zimmerman requested Board approval for Mr. Richardson, Mr. Cowan, and Mr. Freeman to attend a meeting of the Detroit Housing Commission to be held in Detroit September 21, 1967. The motion was made by Mr. Hilley and supported by Mr. Reynolds. The motion carried unanimously.

Mr. Zimmerman reported on the present status of the Michigan Bell Telephone Company proposal, stating that Mr. King has been working with the legal representative of Michigan Bell and has drafted a contract which has been submitted to the Federal Agency; and further commented that the City Council is now considering the approval of the formal resolution approving the Proposal.

Mr. Zimmerman stated that yesterday he received a proposal submitted by the Leonard Wholesale Company for redeveloping a part of Parcel 5b and further commented that he would be submitting the proposal to Mr. King and to Johnson, Johnson and Roy for their opinions to be forwarded to the Board at the next meeting.

The following communications were read.

- a. Walter Neller Company—The communication being a notice from the Walter Neller Company that they would not

be in a position to submit a new proposal for the Campus Town Development. Mr. Zimmerman stated that the original proposal from the Walter Neller Company was below our minimum disposition value and that it was technically not received as a proposal therefore requested the Board's approval that Mr. Neller's deposit check be returned. The motion was made by Mr. Russell and supported by Mr. Hilley.

The motion carried unanimously.

- b. Lansing Area Redevelopment Corporation (First Block Revision).
- c. Johnson, Johnson and Roy Inc. (Housing and Fine Arts Council).
- d. Martin Cramton CRP Coordinator.
- e. Michigan State Dental Association.

NEW BUSINESS

Mr. Rosa discussed the procedure for receiving proposals in the future—The Redevelopment Director, upon receiving a proposal, would request the legal opinion of the Attorney, Mr. King and our Architectural Consultants, Johnson, Johnson, and Roy, and would then submit them along with the opinions mentioned.

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

OFFICIAL PROCEEDINGS OF THE POLICE BOARD OF THE CITY OF LANSING

Proceedings, October 5, 1967

The Lansing Fire Board met in regular session and was called to order by Co-Chairman David V. Buhl.

ROLL CALL

Present: Commissioners Sheathelm, Buhl, Rathbun, Ridenour, Canady, Wolfram—6.

Absent: Commissioners Doyle and Hill—2.

Commissioners Doyle and Hill were excused from the meeting.

By Commissioner Sheathelm—

I move we approve the minutes of the previous meeting as printed.

Supported by Commissioner Canady.

Carried.

COMMUNICATIONS

Chief Space submitted a copy of Referee Theodore P. Ryan's decision in the Percy G. LaLonde case regarding medical bill payments by the City of Lansing for a duty incurred injury to retired Lieutenant LaLonde. The matter is to be litigated on the appellate level.

Received and placed on file. Chairman Buhl stated this information was included in the proceedings so the Board would be aware of the situation and would receive the results of the appeal.

Chief Space presented a letter of thanks from Mr. and Mrs. F. E. Howard for services of the fire department during a fire at their home.

Received and placed on file. (Copies posted in the stations).

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, October 26, 1967

The meeting was called to order by Chairman Rosa at 7:30 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Eschbach, Griffin, Hilley, Ramey, and Reynolds—8.

Absent: None.

Guests in attendance: Bruce King, Assistant City Attorney; Edwin Brown, Assistant Planning Director; Martin Cramton, Community Renewal Director; Lucille Belen, City Council; Arthur Richardson and Merle Peacock, Redevelopment Department; Lloyd Moles, State Journal.

It was moved and seconded that the minutes of September 28, 1967 be approved.

The motion carried unanimously.

COMMITTEE REPORT

(a) The Director and Real Estate Appraisal Committee, comprised of Messrs. Griffin, Hilley, Reynolds, and Russell, made the following report to the Committee of the Whole: They met on two occasions and Appraisers for Project No. 2 Mich. R-144 were named for consideration. Letters were mailed on Monday, October 23, 1967 to the list of appraisers requesting that they submit proposals, to be received in the office of the Redevelopment Department by November 1, 1967. Upon receiving the proposals the Committee will meet with Mr. King and the Director to determine which Appraisers the Committee will approve. This will be prior to November 16, 1967 as the Federal Representative will be in Lansing on that date.

(b) Fixture Appraisers for Project No. 2 Mich. R-144 were suggested as follows:

1. Coats and Burchard Company
2. S. M. Dix and Associates Inc.
3. Development Services Inc.
4. Query Inc.

It was decided that the Real Estate Appraisers Committee should interview two Fixture Appraisers on Thursday, November 2, 1967 at a meeting beginning at 7:30 p.m.

REPORTS OF OFFICERS

Mr. Rosa stated that since Thanksgiving falls on the fourth Thursday of November, the scheduled meeting date, the next meeting of the Redevelopment Board will be on Tuesday, November 21, 1967.

Mr. Rosa suggested that the Redevelopment Board take some action by resolution and establish their position concerning the matter discussed in Martin Cramton's letter dated September 25, 1967. The Board has a responsibility to Community Renewal and Community Renewal has a responsibility to the Board.

REPORT OF DIRECTOR

(a) Mr. Zimmerman requested Board approval for two members of his staff, Mr. Thomas Freeman and Mr. Ronald Cowan to attend the Conference of National Association of Housing Cooperatives at Detroit, Michigan, Friday, November 10, 1967. Mr. Eschbach made the motion for approval and it was supported by Mr. Ramey.

The motion carried unanimously.

(b) Mr. Zimmerman stated that he had interviewed some applicants to fill the position of Redevelopment Assistant and after due consideration he would like to recommend that the position be filled by a member of his staff, Mr. Merle Peacock, Accountant. Mr. Peacock has served in the capacity of Accountant since December 1965 and he is very familiar with all phases involved. Therefore, Mr. Zimmerman requested Board concurrence in his recommendation of Mr. Peacock. Mr. Hilley made the motion that the request be approved; Mr. Eschbach supported the motion.

The motion carried unanimously.

(c) Mr. Zimmerman reported on the need for a Planner on a fulltime basis who would be under his direction, with coordination by Mr. Ray Guernsey, Planning Director. This has been discussed and met with Mr. Guernsey's approval. This would not involve City funds as there are provisions already in the Federal Budget. Mr. Zimmerman also pointed out that his Department is understaffed and there is a definite need since we are in the Survey and Planning Stage of Project No. 2 Mich. R-144. Mr. Ramey made the motion to recommend the request for a Planner for the Urban Redevelopment Department, under the coordinate direction of Richard Zimmerman and Ray Guernsey, to the City Council Personnel Committee for approval; supported by Mrs. Hager.

The motion carried unanimously.

(d) The need for better direction to be given to the Developers was discussed. HUD officials have requested that we insert language within the "Development Plans and Objectives" to assure redevelopment that no controls or restrictions are contained in the "Development Plans and Objectives" and that the only restrictions are those contained in the Urban Renewal Plan. Mr. King suggested that the following statement be inserted:

The contents of the "Development Plans and Objectives" are not to be construed as controls or restrictions on redevelopment proposals. The only controls and restrictions on redevelopment proposals are those contained in the Urban Renewal Plan. The "Development Plans and Objectives" are for the purpose of recommending to, assisting and guiding redevelopers in their proposal to develop project lands.

Mr. Zimmerman requested Board approval of the "Development Plans and Objectives" with the inclusion of the statement suggested by Mr. King. The motion was made by Mr. Ramey that the "Development Plans and Objectives" be approved and supported by Mr. Hilley. (Mr. Hilley further suggested that the Director insert the statement suggested by Mr. King on the first page of the "Development Plans and Objectives.")

The motion carried unanimously.

(e) There are nineteen unacquired properties in Lansing Urban Redevelopment Project which need to be updated to current market value, as the appraisals are two years old. Mr. Zimmerman said that the new appraisals will cost \$23,200.00. The appraisals will be conducted by Mr. Emil Gallas, Mr. Henry Novakoski, Mr. Herbert Streukens, and Mr. Gerald Walsh. The contract is to be completed 90 days after execution. After the appraisals are

completed, it will be necessary to have concurrence from the Federal Agency. The motion was made by Mr. Griffin and supported by Mr. Russell that the Board recommend to the City Council that the City enter into a contract for the Third Appraisals with the Appraisers previously mentioned.

The motion carried unanimously.

(f) Mr. Zimmerman reported that there will be a meeting on November 9, 1967 with the Redevelopment Board Architect, Johnson, Johnson and Roy and the Michigan Dental Association Architect, Daverman Associates, for the purpose of determining site design so that the contract can be drafted and submitted to the Federal Agency.

(g) A report was given on the Michigan Bell Proposal. It will be necessary to re-draft a new contract and submit it to the Federal Agency. Mr. King stated that the revisions are minor; however, Mr. Richardson reported that he has had satisfactory cooperation from Mr. LaMacchia on his relocation. Therefore, everything appears to be progressing adequately.

(h) Mr. Zimmerman gave a brief report on the status of Demolition Contract No. 7, stating that the contractor is proceeding within the time element; and further stated that he will be recommending to the Board at their next meeting a new group of buildings to be razed which are located in the 200 Block of North Washington Avenue between the Tussing Building and the Gladmer Theater. He stated also that it will be necessary to enter into a Demolition Contract by approximately January 1, 1968, making the land available for the Michigan Bell Proposal by approximately March 1, 1968.

NEW BUSINESS

Appointment of a committee for First Block Proposal was submitted by Mr. Rosa as follows: Mr. Eschbach, Chairman, Miss Belen, Messrs. Hilley, Griffin, Guernsey, Mayor Murningham and Mr. King. There will be a committee meeting to discuss the First Block Proposal with the LARC members on Monday, November 6, 1967, 11:45 a.m. November 20th was selected as an alternate date for the meeting.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

B/N

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, November 21, 1967

The meeting was called to order by Chairman Rosa at 7:35 p.m.

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Russell, Eschbach, Griffin, Hilley, Ramey and Reynolds—8.

Absent: None.

Guests in attendance: Mark Battaglia, Capital Advertising; Ted Hacker, Edward G. Hacker Realty Company; Martin Cramton, CRP Coordinator; Merle Peacock, Arthur Richardson and Roland Starr, Redevelopment Department; Lee Jolgren and Patrick Brunett, Vilcan-Leman Associates; Lloyd Moles, State Journal.

It was moved and seconded that the minutes of October 26, 1967 be approved.

The motion carried unanimously.

REPORT OF COMMITTEE

A report was given by Mr. Griffin on the proposals submitted by the 10 Real Estate Appraisers for Project No. 2, Mich. R-144 previously selected by the Committee.

They are as follows:

Group No. 1	Milks	\$ 10,650
2	Gallas	12,750
3	Novakoski	12,500
4	Stoppert	19,500
5	Peterson	15,300
6	Larsen	8,750
7	Green	5,300
8	Green	8,300
9	Whipp	7,500
10	Binder	2,940
11	Mack	5,000
	Total	\$108,490

The selection of Real Estate Appraisers was determined on:

1. basis of qualifications
2. ability to perform
3. cost factor

The Director stated that since the total budget of the Real Estate Appraisals is approximately \$65,000, it will be necessary to transfer part of the contingency budget into the appraisal budget to cover the cost of these appraisals. He further mentioned that our total Survey and Planning Budget of \$224,000 appears to be insufficient, and it will be necessary to request additional Survey and Planning Funds, possibly in January or February of 1968. After considerable discussion, Mr. Griffin recommended that the Board accept the Real Estate Appraisers for the First Appraisal of Project No. 2, Mich. R-144 and forward the Board's recommendation to the City Council. The motion was supported by Mrs. Hager.

Motion carried unanimously.

Mr. Griffin reported that the committee met to consider four (4) Appraisers for Fixture Appraiser, and upon due consideration two (2) applicants were eliminated. The committee then held personal interviews with S. M. Dix and Associates and Development Services Inc. and further requested the applicants submit a proposal to the committee. Development Services submitted a proposal of \$8,500. S. M. Dix and Associates submitted a proposal of \$2,500. Upon review of the two proposals and upon recommendation of the Director, S. M. Dix and Associates was selected for recommendation to the Redevelopment Board.

Mr. Griffin made the motion that the Board accept S. M. Dix and Associates as Fixture Appraiser and forward the recommendation to the City Council. The motion was supported by Mr. Reynolds.

Motion carried unanimously.

Mr. Eschbach reported on the committee meeting with Lansing Area Redevelopment

Corporation, and after considerable discussion it was recommended that Mr. King, Attorney for the Redevelopment Board, consult with Mr. James Park, Attorney for LARC, and upon doing so they would draft and up-date the contract for disposition of land. The up-dated contract should include:

1. the term department store changed to commercial center.
2. the construction time element revised
3. the change of ownership of the Corporation.
4. phasing the land disposition as the land becomes available.

The motion was made by Mr. Reynolds that this would be a tentative contract, then at the next meeting make some determination as to whether or not the Board is desirous of accepting the proposal and contract.

The motion was supported by Mr. Russell.

Motion carried unanimously.

In order to escalate the time element process, a meeting was scheduled for Wednesday, December 6, 1967, 12:00 noon, to consider the contract drafted by Mr. King and Mr. Park.

REPORT OF DIRECTOR

Mr. Roland Starr was introduced to the Redevelopment Board as the new accountant for the Redevelopment Department.

The contracts of the Appraisers for the Third Appraisal for unacquired properties Project No. 1, Mich. R-87 have been executed. The appraisal reports are to be completed within a 90-day time element.

1. The Director reported on the proposal submitted by Mac's Cigar Store, Heath's Jewelry and Eagle Restaurant, and in doing so stated that there has been no progress on the proposal for the past several months. After considerable discussion, it was suggested that if the Developers fail to show diligent effort to proceed with the proposal, it may be necessary for the Redevelopment Board to rescind its previous action approving the proposal.
2. Since the City Council approved the proposal submitted by the Michigan State Dental Association, our Consultant, Mr. Carl Johnson, Johnson, Johnson and Roy/Inc. has met with the Architect for the Michigan State Dental Association (Daverman Associates). The Board's Architectural Consultants were unable to proceed with the proposal until they were able to obtain some answer as to the construction of the

Parking Ramp immediately adjoining the Michigan State Dental Association site. The Director pointed out that the City has not chosen an architect for this Parking Ramp, and further stated that he will be discussing the necessity of this with the City Council and will report to the Board at the next meeting.

3. The Redevelopment Director has received a proposal submitted by the Leonard Wholesale Distributors, and since submission the Director has requested a review of the proposal by Johnson, Johnson and Roy/Inc. and Mr. Bruce King. The professional opinion of Johnson, Johnson and Roy/Inc. and Mr. King had been received and were discussed by the Board. Further details of the proposal were examined and after considerable discussion, Mr. Ramey made the motion that the Board recommend that the City Council accept the proposal submitted by Leonard Wholesale Distributors, subject to availability of land and compatibility of architectural design.

The motion was supported by Mr. Russell.

Motion carried unanimously.

4. The Director commented on the previous proposal submitted by Capital Advertising for Parcel No. 7, and further stated that since the submission, revisions of the proposal have been made. The main revisions are as follows:

- a. Transfer of proposal site from Parcel No. 7 to a portion of Parcel 5B.
- b. Developers are to be identified as Messrs. Douglas Anderson, Mark Battaglia, Herbert Hamilton and Robert Yelvington, instead of Capital Advertising.

Mr. Mark Battaglia and Mr. Ted Hacker representing the Developers made some brief comments pertaining to the proposal. The revised proposal has been reviewed by Johnson, Johnson and Roy/Inc. and by the Redevelopment Board's Attorney. Upon due consideration, Mr. Eschbach made the motion to accept the proposal submitted by Messrs. Mark Battaglia, Douglas Anderson, Herbert Hamilton and Robert Yelvington (Capital Advertising) subject to availability of land and compatibility of architectural design.

The motion was supported by Mr. Russell.

Motion carried unanimously.

5. The Redevelopment Director recommended proceeding with Demolition Contract No. 8 which consists of the build-

ing between the Gladmer Theater and the Tussing Building. He further commented that Michigan Bell is desirous of starting construction as close to March 1, 1968 as possible. Mr. Ramey made the motion that we proceed with Demolition Contract No. 8.

It was supported by Mr. Griffin.

Motion carried unanimously.

6. Mr. Lee Jolgren and Mr. Patrick Brunnett of Vilcan-Leman and Associates made a progress report as to the current status of the Survey and Planning for Project No. 2, Mich. R-144. The first six months has involved the data gathering process consisting of:

- a. Building Inspections
- b. Relocation Interview
- c. Relocation Resource
- d. Title Search
- e. Completion of Property Map, etc.
- f. The LUM Study has been received in draft form; it has been reviewed and is currently in the finalization stage. Everything is on schedule with the exception of the LUM Study. It is approximately four to six weeks late, which effects the work load to follow. This means that the time element for the completion of the Survey and Planning may be a little late; however, the Consultant feels there is a good possibility that they will still be able to meet the time element previously stated, which is June 1, 1968.

Mr. Ramey raised the question as to the availability of land for industry. Mr. Jolgren stated that small parcels of land will be available for light industrial use only.

Also there was discussion pertaining to the feasibility of Public Housing in the area. Mr. Jolgren stated

that this item will be researched and the answer will be forthcoming to the Board

The Director mentioned recent requests by Lansing Community College as to the possibility of early land acquisition. Mr. Rosa stated that the Board has no written communication from Lansing Community College as to their desire for early land acquisition and suggested that the Director contact the College and request written notification of their intention.

NEW BUSINESS

Mr. Russell suggested that the Board take a tour of the area involved in the proposed Project No. 2. Mr. Guernsey and Mr. Cramton should be included. Mr. Zimmerman was asked to investigate the possibility of this tour and discuss it at the meeting scheduled for December 6, 1967.

Hearing of Delegations and Individuals

Mr. Martin Cramton, Community Renewal Coordinator gave a resume of the need for the Model Cities Program. Mr. Griffin recommended that a request be submitted to City Council to continue to pursue its efforts in obtaining a Model Cities Planning Grant, and submit a second application for the Model Cities Program.

The motion was supported by Mr. Hilley.

Motion carried unanimously.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, December 4, 1967

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Eschbach, Hilley, Reynolds, Russell—6.

Absent: Messrs. Griffin and Ramey—2.

Guests in attendance: Mayor Murnighan; Councilman Adado, alternate for Miss Lucile Belen; Bruce King, Attorney; Collins Thornton, Executive Assistant to Mayor; Ray Guernsey, Planning Director; Arthur Richardson, Merle Peacock, Redevelopment Department; Patrick Callihan, James Park, Attorney; Simeon Dietrich, Francis Fine, LARC Representatives; Lloyd Moles, State Journal.

A meeting was called for the purpose of furthering consideration of the 100 Block North Washington Proposal and discussing the contract drafted for this proposal. Also consideration of the proposal received for the 300 Block of North Washington, Parcel 8, by Hubbard and Associates.

Mr. King, Attorney for the Redevelopment Board and Mr. Park, Attorney for LARC, met prior to this meeting for the purpose of drafting a contract, since the previous contract has expired due to unavailability of the land, and because of condemnation proceedings not completed. Mr. Rosa stated that it was called to his attention by LARC Representatives that a revised proposal had been submitted last September that the Board had not acted upon. Therefore, recommendation was made as to the possibility of accepting this revised proposal. Discussion followed concerning the Developers intentions:

1. Retail complex instead of Department Store.
2. 250 room motor hotel.
3. High rise office building is to be built, if at the time of delivery of the land, there is market that would warrant this facility.
4. Possible phase disposition of land, if the entire block is not available.

Discussion followed pertaining to the possibility of an alternate developer for the 100 Block and it was determined that the alternate developer does not wish to be in competition with LARC in any way, and that they would not submit a proposal unless the parcel of land was to be reopened for bids. Their only interest is that a satis-

factory development be obtained which would benefit the entire community.

A motion was made by Mr. Hilley to rescind the motion made at the last general meeting on November 21, 1967, whereby the Attorney for the Redevelopment Board and the Attorney for LARC meet for the purpose of drafting a temporary contract for consideration at a future meeting.

The motion was supported by Mr. Reynolds.

Motion carried unanimously.

The motion was made by Mr. Hilley to accept LARC's revised proposal as originally submitted (which includes the office structure as soon as economically feasible) for recommendation to City Council, subject to availability of land and compatibility of architectural design.

The motion was supported by Mr. Reynolds.

Motion carried unanimously.

Mr. Zimmerman stated that a proposal has been received from Hubbard Associates of Detroit, Michigan and that construction would be started as soon as possible on a five story office building. There are no problems of land availability or land disposition. This proposal is for Parcel 8, N.E. corner of Ionia Street and Washington Avenue and will cover the entire site. The Developer has submitted a check for \$6,120, 5% of the total cost. A bid of \$3.00 per square foot at a total cost of \$122,432. was submitted. The office building would consist of 192,000 square feet of space. Mr. King reported that the proposal will meet all legal requirements. A communication was read from Johnson, Johnson and Roy stating their views of the Hubbard Associates proposal.

A meeting of the Redevelopment Board with representatives of Hubbard Associates was scheduled for Friday, December 8, 1967, 12:00 noon, City Hall, 5th Floor for the purpose of presentation of the proposal by Hubbard Associates.

The meeting adjourned at 1:35 p.m.

Respectfully submitted,
URBAN REDEVELOPMENT
BOARD,
RICHARD L. ZIMMERMAN,
Secretary.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, December 8, 1967

ROLL CALL

Present: Mrs. Hager, Messrs. Rosa, Griffin, Hilley, Russell—5.

Absent: Messrs. Eschbach, Ramey, Reynolds—3.

Guests in attendance: Bruce King, Attorney; Arthur Richardson, Merle Peacock, Redevelopment Department; Raymond Guernsey, Planning Director; Lloyd Moles, State Journal; Paul Mehl, Jarvis Schmidt, George Banta of Hubbard Associates.

The meeting was called for the purpose of hearing the presentation and discussion of the proposal submitted by Hubbard Associates. The development is on the northeast corner of Washington and Ionia. The meeting was called to order at 12:25 p.m. on Friday, December 8, 1967.

After an introduction of Board Members and guests present, Mr. Schmidt gave a brief resume of Hubbard Associates, as follows:

Hubbard Associates is a Commercial and Industrial Real Estate Firm—one of the largest in the nation and the largest in Michigan. Three years ago they formed a subsidiary in Lansing.

Mr. Mehl explained the structure of the building proposed:

1. Complete walkway around the building.
2. The type of building materials used on the exterior of the building was explained and has been discussed with Johnson, Johnson and Roy/Inc., architects.
3. The architect for Hubbard Associates is Mr. Tobin of Ellis, Naeyaert Associates who did the Oldsmobile Building of Lansing.
4. The lower level of the structure would be for parking of approximately 100 cars for tenants occupying the structure.
5. There will be 152,000 square feet of leaseable office area. They anticipate leasing to large leasees and prefer a minimum of 20,000 square feet per tenant.

6. Start of construction would be as soon as possible, with completion being approximately 12 months.

7. They do not see the feasibility of building a bridge to the parking ramp for the following reasons:

- a. They do not wish to burden their tenants with additional cost.
- b. Unknown design of the parking structure.
- c. Security reasons would require an additional financial burden.

A communication was read giving a review on the Hubbard Proposal by Johnson, Johnson and Roy/Inc., architects for the Redevelopment Board, as follows:

1. Location of the building should be moved west to place the front at the existing property line.
2. Exposed structure system and building facia treatment should be similar to Lansing Community College.
3. Building entrance from the Washington Street Mall should be related to the horizontal treatment of the Mall.

All of these points have been concurred with by Hubbard Associates with Johnson, Johnson and Roy/Inc.

Mr. Guernsey stated that this proposal is in accordance with the Central City Plan, also it has been confirmed by Larry Smith Associates, Consultant. The general opinion of the Board was that this type of office building would attract outside tenants who desire to locate here because of the geographical location as well as being the Capitol. It should create a rental market.

Mr. Griffin made the motion to accept the proposal by Hubbard Associates subject to compatibility of architectural design for recommendation to City Council.

The motion was supported by Mr. Russell.

Motion carried unanimously.

NEW BUSINESS

Plans and discussion followed concerning the recommended Bus Tour of Project No. 2 by the Redevelopment Board Members. Mr. Russell was appointed to assist Mr. Zimmerman in scheduling and making arrangements for the Tour. A tentative date of Sunday, January 7, 1968 was set. The City Council Redevelopment Committee, Planning Staff, Public Service Director, a representative of Vilican-Leman Associates as well as newspaper and TV coverage, are to be invited.

A Progress Report of the Redevelopment Department was distributed to the Board Members, and it was determined to be self-explanatory.

Mr. Zimmerman reported that he has mailed a letter to Mr. Thomas Sinas, At-

torney, stating his concern and the concern of the Redevelopment Board regarding the lack of progress on the Heath, Eagle and Mac's Proposal and requested a written report to present to the Redevelopment Board.

The meeting adjourned at 1:30 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.

T/C

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, December 28, 1967

Present: Mrs. Hager, Messrs. Rosa, Eschbach, Griffin, Hilley, Ramey, Reynolds and Russell—8.

Absent: None.

Guests in attendance: Ray Guernsey, Planning Director; Bruce King, Attorney; Thomas Freeman, Merle Peacock, Redevelopment Department; Lloyd Moles, State Journal.

The meeting was called to order by Chairman Rosa at 7:30 p.m. A motion was made by Mrs. Hager to approve the minutes of the Redevelopment Board meetings held on November 21, 1967, December 4, 1967 and December 8, 1967. The motion was supported by Mr. Russell.

Motion carried unanimously.

REPORT OF COMMITTEE

Mr. Russell reported on the plans of the scheduled Bus Tour of Project No. 2, Mich. R-144. Route maps were distributed to the Board members and it was determined that the group shall meet at the Famous Grill, which will be the starting point, on Sunday, January 14, 1968, 10:00 a.m. Invitations will be forwarded to the following:

Mayor, City Council, Planning Board, Citizens Advisory Committee representatives, Board of Education representatives, Mr. Brunett and Mr. Jolgren of Vilcan-Leman and Associates, Representatives of the Press, Collins Thornton, Executive Assistant to the Mayor; Martin Cramton, Community Renewal Director; Ray Guernsey, Planning Director; Robert Backus, Public Service Director; Bernard Elliott, Building Director; and Al Hayes, Traffic Director.

REPORT OF OFFICERS

None.

REPORT OF DIRECTOR

A. Mr. Zimmerman explained the necessity of vacating the Southerly 120 feet of the Alley located in the Block bound the 300

Block, North Washington Avenue; 100 Block, East Ionia Street; 300 Block, North Grand Avenue; and the 100 Block, East Shiawassee Street.

The motion was made by Mr. Reynolds that the Redevelopment Board recommend to City Council that in order to proceed with the Hubbard Associates proposal it is necessary to vacate the southerly 120 feet of the designated alley. The motion was supported by Mr. Griffin.

Motion carried unanimously.

B.

Mr. Peacock requested authorization from the Redevelopment Board to charge off the rent receivable for Tenant, Mary Kuehl, Block 4, Parcel 20, amounting to \$16.00, as there is no reasonable prospect of collecting. It would cause undue hardship on the tenant and would not warrant the cost to collect.

Mr. Ramey made the motion that the rent be removed from the records. It was supported by Mrs. Hager.

Motion carried unanimously.

C.

1) Mr. Zimmerman reported that he has written a letter and talked to Mr. Sinas, attorney for the Developers, Mac's Cigar Store, Heath's Jewelry, and Eagle Restaurant, concerning the lack of progress on their proposal. Mr. Sinas indicated that the delay was primarily due to Mr. Heldmeyer's health; however, he would further attempt a settlement after the first of the year 1968. Therefore, Mr. Zimmerman recommended that the Redevelopment Board hold up action until the next meeting.

A motion was made by Mr. Hilley requesting positive action, before the next Board meeting, by submitting within 30 days a draft form of a contract by Mac's, Heath's and Eagle's that can be executed and presented for Federal approval; otherwise, the Redevelopment Board will be in a position to recommend that the acceptance of the original

proposal shall be rescinded. The motion was supported by Mr. Eschbach.

Motion carried unanimously.

- 2) Michigan Bell Telephone Company—The Director reported that the request for land disposition has been prepared and ready to be mailed December 29, 1967 to the Federal Agency for approval. It is hoped that the land can be cleared by March 20, 1968. The projected construction date is April 1, 1968.

'Some discussion on using Canopy Design on all future buildings within the area followed. It was requested that Mr. Zimmerman discuss this with Johnson, Johnson and Roy/Inc. and report at the next meeting.'

- 3) Hubbard Associates—The Director reported that this proposal has been approved by City Council, subject to compatibility of architectural design, and further commented that he had contacted Hubbard Associates and requested that they proceed with the architectural treatment of the building and in doing so consult with our architectural consultants, Johnson, Johnson and Roy/Inc. He also requested that Hubbard Associates appoint an Attorney to work with Mr. King so that they may begin the draft form of a contract for the sale of the land. The target date for construction to commence is on/or about June 1, 1968.
- 4) Leonard and Capital Advertising—The Director reported that both the Leonard Wholesale Distributors and Capital Advertising proposals were approved by City Council, subject to availability of land and compatibility of architectural design. Capital Advertising is considering the same architect that has been selected by Leonard Wholesale Distributors. Start of construction will depend upon the acquisition of the Bishop's Furniture and Caruso property; however, it is anticipated that the land should be available for construction by June 1968.
- 5) Michigan Dental Association—There is a delay in this proposal due to solving the problem of the tie-in with the Grand Avenue Parking Ramp. There should be some action in resolving this problem by February 1, 1968.
- 6) Lansing Area Redevelopment Corporation—Since this proposal has been approved by City Council, the Attorney has been preparing the contract to submit to the Federal Office.
- 7) The Director reported that he has received four of the appraisals for the Third Appraisal on the unacquired properties within Project No. 1 Mich. R-87, and in doing so, these appraisals will be reviewed by the Director and

Mr. King. Upon completion of the review, they will be forwarded to the Federal Office for concurrence in total value. The Director further mentioned that upon receipt of the balance of the appraisals this same action will be taken.

COMMUNICATIONS

A letter was read from Mr. Callihan, representative of LARC concerning the Hubbard Associates office building.

UNFINISHED BUSINESS

Mr. Ramey expressed his concern as to the lack in availability of housing in the City for relocation, and in doing so, mentioned the 57 families located in Project No. 2 that will be displaced.

The Director informed Mr. Ramey that most of the low income families that have been displaced by Government action have been satisfactorily relocated, and further mentioned that the Housing Commission is working on a number of sites within the community to meet the future needs of the low income families. However, this is a concern and is one of the reasons the Mayor recently established an active Workable Program Coordinating Committee.

The next item on the agenda was a report from Mr. Thomas Freeman on the Workable Program. It was suggested that this subject be held in abeyance until after Mr. Freeman's report.

NEW BUSINESS

Mr. Thomas Freeman gave a presentation of the continuing of the Workable Program and emphasized that the present Workable Program will expire March 1, 1968. A Workable Program Coordinating Committee has been recently appointed by the Mayor consisting of Collins Thornton, Chairman; Martin Cramton, Secretary; Marcel Elliott, Bernard Elliott, Steven Zelski, Ronald Cowan, Ray Guernsey, Thomas Freeman and Richard Zimmerman. The Workable Program is the community's own plan of action to assure decent housing for its families, to prevent and eliminate slums and blight, and to foster local economic and cultural development. The seven sections of the Workable Program consist of:

1. Codes and Ordinances and their enforcement, the basic codes being Building, Plumbing, Electrical, Housing and Fire Prevention. The Building Department is responsible for this element.
2. Comprehensive Community Plan, included Land Use Planning (zoning and subdivision regulations); Community

Facilities Plan (Capital Improvements program); and a Major thoroughfare plan. Responsible for this element: Planning Department.

3. Neighborhood Analysis, an extension of the planning process to each neighborhood and its problem. CRP is responsible for this function.
4. Administrative Organization, involves responsibility for program coordination and provision of adequate personnel for planning, code enforcement and other service and operating functions.
5. Financing, involves long range planning and budgeting for public improvements expenditures, planning functions, administration, etc.
6. Housing for Displaced Families involves determination of housing needs and developing an effective program for assisting families displaced by government action to obtain standard housing within their means. Housing, Relocation and Redevelopment offices are responsible for this element.
7. Citizen Participation, involves having a Citizens Advisory Committee to advise in formulating programs, and goals. Also to serve as a medium for bringing private resources into city programs. CRP is responsible for this element.

The section on Housing reflects the estimated number of families and individuals

that will be displaced by Government and private action during the next two years and the estimated Housing Resources that will be available to meet the needs of the low income and moderate income persons. Mr. Freeman quoted from the section on Housing, the various Housing Sites that are currently in process and those that are in the Planning Stage. It was suggested that the Board have a copy of the Housing Section for their files and reference.

Mr. Ramey made the motion that the Board inform the City Council of their concern for the 57 families displaced in Project No. 2, Mich. R-144 and all the displaced people, of low income families, within the Community. The motion was supported by Mr. Griffin.

Motion carried unanimously.

The next scheduled meeting will be Thursday, January 25, 1968, 7:30 p.m.

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD,

RICHARD L. ZIMMERMAN,
Secretary.